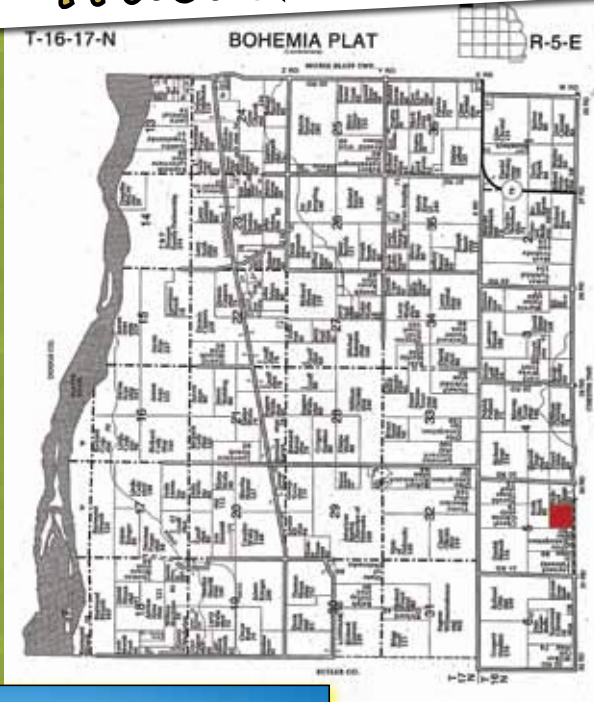


Tract 1 • 40± Acres



TRACT #1 - Directions To Ground: From Prague on Hwy. 79, go north 5 miles to Co. Rd. W, then west 3.25 miles. Property is located on the north side of the road.

LEGAL: SWSE 5-16-5 (40 Acres)



NOTE: For the hunting enthusiast and for someone that loves nature, peace and quiet - this property is a must-see. A portion of the property is in the CRP program and planted in native grasses (the dam is in place).

CROPLAND: 30.3 acres, CRP Cropland 29.2 Acres - Crop Base: Corn 1.0 acres, total base acres - 1.0 acres.



NRD website <http://dnr.ne.gov/swfcf/lpnnrd.html>

TERMS & CONDITIONS: This will be a cash sale with 20% earnest deposit required in the form of cash or check immediately following the auction, and upon the signing of the Purchase Agreement. **ACCEPTANCE OF THE BID ON TRACT 1 AND 2:** After the auction the Nebraska Natural Resources Commission will meet and vote on whether or not to accept the highest bid for each tract on January 30, 2013. Upon acceptance, the purchaser has 30 days from notification to pay the balance. Seller will convey land and improvements by warranty deed with title insurance

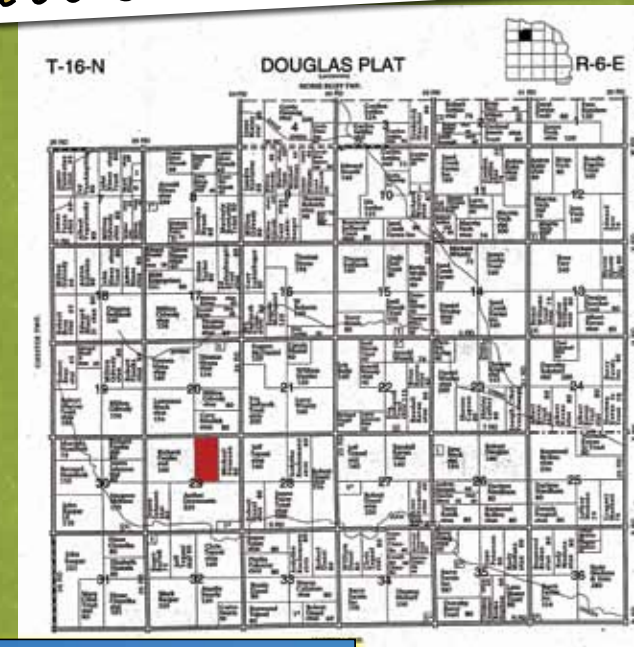
provided as evidence of merchantable title. Cost of title insurance and closing/escrow agent is to be split 50/50 between the buyer and seller. Properties sell subject to all easements, right of ways, zoning, and restrictions of record and free and clear of all liens. The Purchase Agreement WILL NOT be contingent upon financing and the buyers shall forfeit the earnest deposit if unable to close upon notification of acceptance of bid. No warranty is expressed or implied as to adequacy of land uses, water supplies, or fencing. Sellers reserve the right to reject any and all offers - the intent is to sell.

FULL POSSESSION: 2013 Farming Rights

AGENCY DISCLAIMER: Home Real Estate Ag Division - Wahoo Office, Tim Shanahan and Dan Sanderson are agents representing the Seller.



Tract 2 • 62.1± Acres



TRACT #2 - Directions To Ground: From Prague on Hwy. 79, go north 2 miles to Co. Rd. T, then east 2.75 miles. Property is located on the south side of the road.

LEGAL: Bal. W 1/2 NE 29-16-6 (62.1 Acres)

NOTE: A nice laying piece of land with well established terrace and tile work. With the majority of the land being tillable and a great view for a building site, this is an easy fit for anyone's portfolio. (The dam is in place.)

CONTACT: Dan Sanderson

*Real Estate Sales/Auctioneer --- (402) 720-0768 Cell
FOR A SHOWING ON ANY OF THESE PROPERTIES*

CROPLAND: 23 Acres, Full Base.



ANNOUNCEMENTS: Property information was obtained from sources deemed reliable, but neither Auctioneer nor Seller guarantee the accuracy. All prospective bidders are urged to fully inspect the property and rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate only. Any announcements made day of auction shall take precedence. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Auctioneer. All decisions of Auctioneer are final.

Tract 3 • 51.7± Acres



TRACT #3 - Directions To Ground: From Hwy. intersection 109 and 77 north of Wahoo, go .25 mile west. Property is located on the south side of the road.

LEGAL: PT SW NW NE 34-15-7 (51.7 Acres)



NOTE: This property has it all - hunting land, tillable farmland and it is close to town. This property is not in the farm program.



CROPLAND:
Not in the
program.



SAUNDERS COUNTY FARMLAND AUCTION

Friday, January 18, 2013 • 11:00 A.M.

AUCTION LOCATION: Union Bank, Wahoo, NE

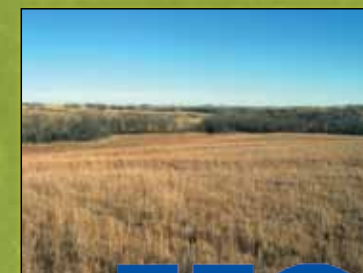
153± Acres • 3 Tracts

SELLERS:
Lower Platte North NRD

Tract 1: (40± Acres) Sand Creek Watershed, site 24
Tract 2: (62.1± Acres) Sand Creek Watershed, site 3
Tract 3: (51.7± Acres)

See inside for more information on Tracts 1 & 2 (plus auction terms) and back for Tract 3.

Tract 1



Tract 2



Tract 3



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SAUNDERS COUNTY FARMLAND
AUCTION
Friday, January 18, 2013

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www.homefarmlandandland.com

Tim Shanahan, Broker -
402-443-6767 cell • 402-443-3415 office
412 N. Linden St., Suite A, Wahoo, NE 68066



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www.sandersonauctioneers.com

NRD website <http://dnr.ne.gov/swfcf/lpnnrd.html>